

Approved

MINUTES OF SPECIAL MEETING

Pawtucket Redevelopment Agency

175 Main Street, Pawtucket, RI 02860

May 31, 2011 @ 12:15 p.m.

1. ROLL CALL:

Chairman William F. Harty, Jr., called the meeting to order at 12:20 p.m. and on a roll call vote, the following Members answered present: Roger Lemoie, Larry Monastesse, Francis Crawley and John Baxter.

Also present were: Barney S. Heath, Acting Executive Director, Linda Elliott, Rehabilitation Coordinator, R. Kevin Horan, PRA Attorney, Richard Lavalley, Fiscal Manager, Ethan Shore, Valley Breeze, John Lefrancois and Ron Wierks, Blackstone.

2. PUBLIC INPUT: None

3. MINUTES OF PREVIOUS MEETING:

Upon a motion by Mr. Baxter, seconded by Mr. Lemoie, the minutes from April 24, 2011 PRA meeting were unanimously approved.

4. BILLS:

Upon a motion by Mr. Lemoie, seconded by Mr. Monastesse and unanimously approved, bills totaling \$100,697.55 were approved for payment.

5. REPORTS:

(A) Residential Rehabilitation Loan Program:

Mr. Heath reported that 242-244 Cottage Street is 95% complete and the landscaping will be completed sometime this week. Mr. Heath stated he would like to have an open house for the agency members in a few weeks. Ms. Elliott reported that she had one signing on the Elderly Paint Program and a bid opening is set for June 9th for the Residential Rehab Program.

(B) Loan Delinquencies:

Attorney Horan reported that the foreclosure on the first mortgage of Angela Bowman of 14-16 Patterson Avenue was last week. The PRA has a second and third mortgage on this homeowner. Attorney Horan also reported that Kathryn Brown and Erick Cifuentes filed bankruptcy on there PRA loans. Ms. Elliott reported that Jacqueline Dube has paid off her two loans with the PRA. Attorney Horan reported that Maria Felix is now in default on her PRA loan and a claim has been filed against the Promissory Note in which she

signed.

(C) Housing Program Manager Position:

Mr. Heath reported that he would like to modify the PRA's Housing Supervisor position and expand the job description to be focused on finding additional grant funding. Mr. Heath stated he would like to continue to keep Mr. Heon as the Construction Specialist and have him continue to inspect the jobs and continue the specifications.

6. RETURNING BUSINESS:

(A) Chester Building:

(1) Financial Statements:

Mr. Lavalley presented the April 2011 financial statements.

(2) Chester Building Update:

a. Garan Signage – Signage Program Proposal:

Mr. Heath reported that he would like to come up with a standard proposal of signage for the entire building. Mr. Willett contacted the consultant that is already working in the Visitor Center. Mr. Heath is awaiting a proposal from the consultant to come up with a consistent

and appropriate sign for all of the tenants in the building. Mr. Heath will have more information on this proposal at the next agency meeting.

b. Energy Efficiency Upgrades – National Grid Proposal:

Mr. Heath reported there are two sections in this building that the PRA pays electricity. That would include the 3rd floor and 1st floor. Mr. Heath stated the total price is \$14,000 which they will cover \$9,800. Our contribution with the discount is \$3,500 and the payback period is 18 months. We will then begin saving \$2,800 a year. Mr. Heath is recommending moving ahead with this proposal which the PRA currently pays electricity.

Upon a motion by Mr. Baxter and seconded by Mr. Lemoie and unanimously approved for National Grid to improve the lighting upgrades for the 175 Main Street building.

c. Mixed Magic Utility Response:

Mr. Heath reported that Mr. Pitts-Wiley would have been present at this meeting but due to his board members being unavailable, he was unable to attend. Mr. Heath stated that Mr. Pitts-Wiley would be present at the June meeting to discuss the outstanding utility bill.

d. RIMOSA Letter of Intent (Revised):

Mr. Heath stated that he put together a letter of intent for use of the 171 Main Street space. Mr. Heath reported that Attorney Horan revised and addressed the letter of intent. Attorney Horan stated he changed the 60 day notice to vacate and 24 hour notice to show and the PRA kept the 45 days to enter into a lease agreement. Mr. Heath reported this is a temporary lease for 171 Main Street.

e. Sculpture Refurbishment – “Conocular”:

Mr. Heath stated the PRA has a Conocular Sculpture in the front of the building at 175 Main Street which was installed approximately 7 years ago. Mr. Heath reported that to have it removed, painted and replaced on the High Street side would cost \$1,200.00. Mr. Heath would like to position the sculpture on the sidewalk near the entrance to Network RI.

Upon a motion by Mr. Baxter and seconded by Mr. Lemoie and unanimously approved to have the Sculpture Refurbished and replace to the High Street location for \$1,200.00.

(B) Property Disposition Updates:

1. 335 Main Street:

Mr. Heath reported that PCDC is working to include this property as part of their fall 2011 tax credit application to RI Housing. Mr. Heath also stated that the Historic Tax Credit may be coming back to business owners.

2. Front Street:

Mr. Heath reported that this property is now complete and the property will now be conveyed back to Collette Travel for \$1.00.

Upon a motion by Mr. Crawley and seconded by Mr. Baxter and unanimously approved to convey the Front Street property back to Collette Travel for \$1.00.

3. 354 Pine Street:

Mr. Heath reported that the testing of two different materials will be done before July 1st and will then have a cost as to what needs to be done on this property.

(C) Litigation Matters:

1. Silver Top Diner:

Attorney Horan stated the next hearing date is now scheduled for June 26th.

(D) Foreclosure Response Program Update:

1. 242-244 Cottage Street:

Mr. Heath is presenting a Resolution to transfer the property to P.C.D.C.

Upon a motion made by Mr. Lemoie and seconded by Mr. Baxter and unanimously approved to transfer 242-244 Cottage Street to P.C.D.C.

2. 116-118 Prospect Street:

Mr. Heath is putting together a redevelopment plan now and will have an update at the next agency meeting.

(E) Independent Projects:

1. Pawtucket Day and Child Care Center Project:

Mr. Heath reported the plumbing went out to bid. Once it is reviewed, the project will then be completed.

2. NRCS Fish Ladder Project:

Mr. Heath met with DEM last week and they will oversee this project

and the PRA will no longer be involved financially.

(F) New Business:

a. Resolution to Convey Property at Laurel Hill Playground (Lonsdale Avenue) to Blackstone Valley Community Action Program:

Mr. Heath reported that this in need of an environmental remediation. This property will be conveyed back to B.V.C.A.P.

Upon a resolution made by Mr. Monastesse and seconded by Mr. Crawley to transfer this property back to B.V.C.A.P.

b. Request to use the parking lot for recycling event:

Mr. Heath reported that he received a request from Blackstone Valley Tourism Council would like to use the lower parking lot for the middle part of June to have a recycling event held provided the Blackstone Valley Tourism Council provide there insurance.

Upon a motion made by Mr. Lemoie and seconded by Mr. Crawley and unanimously approved to have the Blackstone Valley Tourism Council use the lower parking lot area for a recycling event to be held in the middle part of June provided the B.V.T.C. give the PRA there insurance.

c. Request from the Pawtucket Foundation to present a Strategic Plan:

Mr. Heath reported that Thomas Mann from the Pawtucket Foundation would like to make a presentation at the June meeting for the PRA board members.

d. Commercial Loan Request – The Blackstone, 477 Main Street:

Mr. John Lefrancois, Owner and Ron Werks, Property Manager made a presentation on plans for a Commercial Loan Request for 477 Main Street. Mr. Lefrancois is requesting a loan in the amount of \$39,000 to continue the work on the property. Mr. Lefrancois has owned the Blackstone for approximately 15 years. This loan is to improve the fire code issues, bathroom, masonry, water service and electrical. Mr. Werks stated that the sprinkler system needs to be completed and the parking lot needs to be finished.

Mr. Harty stated he would agree to discuss this loan application further with the agency members and will get back to him at another date.

e. Continuation of appointment of Acting Executive Director – Resolution:

Upon a motion made by Mr. Crawley and seconded by Mr. Lemoie and unanimously approved to continue appointment of Acting Executive Director for Barney S. Heath.

f. Call for Executive Session at 1:30 p.m. under 42-46-5(a) (2) – session related to collective bargaining:

7. NEXT MEETING:

The next meeting will be held on Tuesday, June 28, 2011 at 12:15 p.m.

8. ADJOURNMENT:

There being no further business, upon a motion by Mr. Lemoie, seconded by Mr. Baxter and unanimously approved, the meeting was adjourned at 2:35 p.m.